



LEGISLATIVE UPDATE



03-27-2026 GHLA Capitol Report Week 11

Welcome to GHLA @ the Capitol, your weekly update about news you need to know related to Georgia's lodging industry and the 2026 General Assembly. GHLA's legislative team will be your eyes and ears under the Gold Dome.

HB 61 “No Pay, No Stay” Passes Senate and Clears House Committee

HB 61, our keystone piece of legislation, passed the Senate last Friday by a vote of 32–18.

As part of that process, we worked directly with housing advocates to craft a balanced amendment addressing concerns related to long-term occupants. The adopted amendment provides that after 90 consecutive days, a property must give 10 days written notice before requiring a guest to vacate. This compromise protects families in extended situations while still closing the loophole that has allowed bad actors to exploit Georgia law.

Earlier this week, the Speaker’s Office informed bill sponsor Devan Seabaugh that before the House could take an “agree” motion, the amended bill needed to properly clear the House committee process. On Thursday morning, the GHLA team was present and testified as HB 61 was thoroughly vetted in the House Judiciary Committee. There were multiple attempts to amend the underlying language, but each failed.

To satisfy House leadership’s request, the bill moved forward in a stripped-down Senate vehicle, SB 463, allowing it to cleanly advance. HB 61 now sits awaiting an agree motion in the House, which is expected either Tuesday (LD 39) or Thursday (LD 40, Sine Die) of next week.

This represents a major win for Georgia’s lodging industry and the result of years of work to close a costly loophole. We will continue working hard to ensure the House formally takes the agree motion so the bill can reach the Governor’s desk.



GHLA's President & CEO Chris Hardman, testifies in support of SB463 as amended language from HB61, to the House Judiciary Committee

SB 570 Human Trafficking Training / GBAT Press Conference

We are still awaiting a Senate agree motion on SB 570. The legislation requires standardized human trafficking prevention training for hotel and short-term rental employees statewide, ensuring frontline staff are equipped to recognize and report suspected trafficking activity.

While we are awaiting final passage on SB 570, the GHLA team joined Secretary of State Brad Raffensperger at a press conference Friday afternoon (3/27) announcing his office's new initiative, Georgia Businesses Against Trafficking (GBAT). The GHLA team reiterated our industry's commitment to combating human trafficking and made clear that there is no room for trafficking in Georgia.



GHLA's Legislative Director Trent Nesbit with Secretary of State Brad Raffensperger at GBAT press conference

SB 430 with HB 1179 DMO Cleanup Language Passes House

SB 430 passed the House unanimously, 169–0.

As previously noted, our HB 1179 Destination Marketing Organization cleanup language is attached to this bill. The 1179 provisions strengthen accountability and oversight of hotel-motel tax dollars by clarifying reporting requirements and reinforcing guardrails to ensure funds are used for legitimate tourism promotion activities.

SB 430 will now return to the Senate for an agree motion before reaching the Governor's desk.

HB 376 Historic Tax Credit Expansion Achieves Final Passage

The House agreed to HB 376 this week, and the bill has now achieved final passage. It has been transmitted to the Governor for signature.

HB 376 doubles the annual cap on Georgia's Historic Rehabilitation Tax Credit program, ensuring the program remains viable and competitive. The increased cap will continue to drive redevelopment of historic properties, support downtown revitalization, and encourage long-term private investment across the state.

HB 295 Advances in the Senate

HB 295 passed out of the Senate State and Local Governmental Operations Committee late Thursday afternoon. The bill creates a cause of action allowing property owners, in certain circumstances, to recover damages from local governments when government action or non-enforcement diminishes property value.

The bill now sits in Senate Rules and must be placed on the Rules calendar next Tuesday to remain alive.

HB 1470 Passes Senate Judiciary Committee

HB 1470 passed out of the Senate Judiciary Committee this week. The bill creates a cause of action allowing businesses to recover damages and attorney fees when certain Americans with Disabilities Act website accessibility lawsuits are adjudicated against the claimant, dismissed, or found to lack standing. It includes statutory damages of at least \$10,000 and potential treble damages in certain circumstances.

Senator Brian Strickland will be carrying the bill forward. It must also make a Rules calendar by Tuesday to stay alive.

HB 651 Passes Senate – Awaiting House Agree

HB 651, the school zone speed camera bill, passed the Senate this week by a vote of 49-1 and now awaits a House agree motion before achieving final passage.

This bill updates Georgia law governing school zone speed cameras by clarifying when citations can be issued and ensuring the program operates consistently to enhance student safety.

Moving Away from Daylight Savings?

HB 154, the Georgia Sunshine Protection Act, passed the Senate after being fully stripped and replaced. The measure would require the Governor to request that Georgia be moved to the Atlantic Standard Time Zone and observe it year-round, subject to federal approval.

If implemented, this would effectively eliminate the twice-yearly clock change and end daylight saving time in Georgia, meaning we would no longer “spring forward” or “fall back.” The bill now awaits a House agree motion.

Final Days Before Sine Die

Sine Die, the final day of the legislative session, takes place next Thursday. With only two legislative days remaining, Tuesday and Thursday, the pace under the Gold Dome will intensify.

The House and Senate will be working extremely hard on multiple major issues, including reaching a compromise on the state budget and finalizing what will likely be the ultimate property tax and income tax proposal that both chambers have been negotiating throughout the session.

It is going to be a very busy week. The GHLA team will continue working hard to push our priorities across the finish line, and we will be ready to provide a comprehensive after-session report once the legislature has officially adjourned sine die.

Legislative Tracking Update:

House Bills:

[HB 1572](#) - Food service establishments; food allergy awareness; require certain actions

[HB 1593](#) - Alcoholic beverages; sale within 250 feet of any polling place; repeal prohibition

[HB 1597](#) - Georgia Dream Expansion and Housing Affordability Act of 2026; enact

[HB 1603](#) - Georgia Entertainment Artificial Intelligence Accountability and Performer Protection Act; enact

House Resolutions:

[HR 1748](#) - House Study Committee on Local Governmental Professional Contracting; create

[HR 1749](#) - House Study Committee on the Impact of Multiplayer Online Gaming Platforms; create

[HR 1754](#) - House Study Committee on Georgia Teacher Planning and Duty-Free Lunch; create

[HR 1755](#) - House Study Committee on Alternative Investments for Local Governments; create

[HR 1788](#) - House Study Committee on Responsible Use of Artificial Intelligence; create

[HR 1790](#) - House Study Committee on Long COVID (Coronavirus Disease); create

[HR 1831](#) - House Study Committee on Local Government Financial Audits; create

[HR 1832](#) - House Study Committee on the Assessment and Collection of Fees by Local Governments; create

[HR 1860](#) - House Study Committee on Comprehensive Services and Long-term Outcomes for Individuals with Disabilities; create

[HR 1891](#) - House Study Committee on Physicians' Delegation Authority and Supervision of Georgia's Advanced Practice Providers; create

[HR 1893](#) - House Study Committee on Modernizing the Discovery Process through the Use of New Technologies; create

[HR 1894](#) - House Study Committee on the Basic Building Blocks of Transportation; create

[HR 1945](#) - House Study Committee on Examining the Implementation, Funding, and Effectiveness of Georgia's CHINS Framework; create

[HR 1946](#) - House Study Committee on Constituent Services Modernization and Accountability; create

[HR 1947](#) - House Study Committee on Education Finance; create

Senate Bills:

[SB 632](#) - Weapons Carry Licenses; certain Code sections regarding the carry of weapons; provide an exception

Senate Resolutions:

[SR 978](#) - Senate Study Committee on Higher Education Funding; create

[SR 1043](#) - America 250 Day; recognize April 1, 2026

[SR 1048](#) - Senate Mileage Based User Fee Study Committee; create

[SR 1049](#) - Senate Study Committee on Acquiring and Management of Lake Lanier; create

[SR 1051](#) - Senate Study Committee on Comprehensive Services and Long-term Outcomes for Individuals with Disabilities; create